

Existing site Number	Address	Comment
00416	Rishworth Business Complex, Oldham Road, Ripponden	Could be commercial or residential (PRIORITY)
00416	Rishworth Business Complex, Oldham Road, Ripponden	Potential access issues as there is a blind corner and there are current issues in accessing/exiting the Indian Restaurant on the corner.
00416	Rishworth Business Complex, Oldham Road, Ripponden	Acceptable.
00421	Land adjacent 35, Bar Lane, Ripponden	Access OK. Suitable for housing.
00421	Land adjacent 35, Bar Lane, Ripponden	OK
00520	Land surrounding Cross Royd Farm, Greetland Road, Barkisland	Greenfield and should remain so.
00520	Land surrounding Cross Royd Farm, Greetland Road, Barkisland	Greenfield
00543	Kebroyd Mill, Off Halifax Road, Ripponden	Access is a big problem
00543	Kebroyd Mill, Off Halifax Road, Ripponden	Brownfield
00585	Moorbottom Lane, Barkisland	Query on access to this site. Hillside site visible from a wide area.
00585	Moorbottom Lane, Barkisland	Greenfield.
00607	Claude Hellowell Ltd, Thorpe Garage, Ripponden	Good housing area subject to infrastructure (Schools etc). S278 agreement - traffic lights or similar
00607	Claude Hellowell Ltd, Thorpe Garage, Ripponden	Claude Helliwell - brownfield - employment.
00607	Claude Hellowell Ltd, Thorpe Garage, Ripponden	Land between 01925 and 00607 was ecclesiastical ground.
00751	Cross Villa Farm, Barkisland	G/f
00761	Land adjacent to Stainland Road, Barkisland	G/f
00762	Land adjacent to Stainland Road, Barkisland	Only viable/acceptable site in Barkisland.
01660	Ryburndale Paper Mill Co Ltd, Bar Lane, Ripponden	Access very difficult. Compromises a leisure/walking area.
01660	Ryburndale Paper Mill Co Ltd, Bar Lane, Ripponden	Narrow vehicle access.
01660	Ryburndale Paper Mill Co Ltd, Bar Lane, Ripponden	a/c
01662	Land between 119 & 123 Rochdale Road, Ripponden	Under construction? Infrastructure problem (sewerage) on river. (PRIORITY)
01662	Land between 119 & 123 Rochdale Road, Ripponden	u/c
01884	Land East Halifax Road, Ripponden	184 homes. Destroys Green Belt. Traffic access. Infrastructure. School/doctors/infrastructure. Contrary to "50" needed. Pollution.

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01884	Land East Halifax Road, Ripponden	Would not like to see this site developed because of risk of flooding and cost of amenity value in terms of views and woodland etc. also problem of flies.
01884	Land East Halifax Road, Ripponden	Green Belt amenity land, character of village.
01921	Holme House, Holme House Lane, Ripponden	In favour (PRIORITY)
01921	Holme House, Holme House Lane, Ripponden	This is a greenfield site. Is it necessary to build on this given the potential on other sites?
01921	Holme House, Holme House Lane, Ripponden	Potential access issues as there is a blind corner and there are current issues in accessing/exiting the Indian Restaurant on the corner.
01921	Holme House, Holme House Lane, Ripponden	Acceptable.
01924	Land off Oak Hill, Rochdale Road, Triangle	Roads infrastructure is not good enough for this number of houses. Completely outside designated area.
01924	Land off Oak Hill, Rochdale Road, Triangle	Detrimental impact on open green space.
01924	Land off Oak Hill, Rochdale Road, Triangle	Very boggy
01925	Land off Rochdale Road, Triangle	Roads infrastructure is not good enough for this number of houses. Completely outside designated area.
01925	Land off Rochdale Road, Triangle	Detrimental impact on open green space.
01925	Land off Rochdale Road, Triangle	Steep
01925	Land off Rochdale Road, Triangle	Land between 01925 and 00607 was ecclesiastical ground.
01926	Lower Breck Farm, Rochdale Road, Triangle	Roads infrastructure is not good enough for this number of houses. Completely outside designated area.
01926	Lower Breck Farm, Rochdale Road, Triangle	Site is down a narrow lane with woodland on the site and a steep slope to the river.
01926	Lower Breck Farm, Rochdale Road, Triangle	Difficult access.
01946	Lower Breck Farm, Rochdale Road, Triangle	Blind bend
01946	Lower Breck Farm, Rochdale Road, Triangle	Brownfield
02175	Land between Greetland Road, Scammonden Road and Saddleworth Road, Barkisland	Too big. Powerlines
02175	Land between Greetland Road, Scammonden Road and Saddleworth Road, Barkisland	This site seems to consolidate in Barkisland. However many houses have been built in the last 20 years therefore many problems with pressure on infrastructure school is over subscribed.
02175	Land between Greetland Road, Scammonden Road and Saddleworth Road, Barkisland	Greenfield under power cables.

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02175	Land between Greetland Road, Scammonden Road and Saddleworth Road, Barkisland	Large number of houses seem to have been identified for a village with only one shop and a small village school.
02176	Land between, Greetland Road and Saddleworth Road, Barkisland	NO!!!
02176	Land between, Greetland Road and Saddleworth Road, Barkisland	Very steep slope and access on to existing road would be difficult to make safe. Only one shop and a small village school.
02176	Land between, Greetland Road and Saddleworth Road, Barkisland	G/f
02536	Land Adjoining Stubbings, Rochdale Road, Ripponden	Developable? Cost prohibitive. Unattractive.
02536	Land Adjoining Stubbings, Rochdale Road, Ripponden	Steep, confined, needs turning into a garden, difficult access.
02537	Land North of Stonelea, Barkisland	Acceptable subject to school capacity. (PRIORITY)
02537	Land North of Stonelea, Barkisland	Under power cables.
Suggested	Hanging Stones Lane, Ripponden	Dismantled railway - Should become ...
Suggested	Land to the NW Union Street, Triangle	Preferable to 01925. Access closer to Sowerby Bridge.
Suggested	Nathan Lane, Mill Bank	Nathan Lane, Mill Bank. Locally sustainable site.
	Nathan Lane, Mill Bank	Nathan Lane, Mill Bank. Windfall site within village envelope, residential garden. Within 400 m of PT; school; park. Fronts public highway. Private ownership, available. Slope,
General comment		All sites for semi/detached housing. More than sufficient apartments.
General comment		Prefer to see several small sites allocated for housing rather than one or two large sites.
General comment		Small sites near village centre provide easy pedestrian access to amenities and minimise parking and traffic pressures.
General comment		It would be detrimental to eat into the valley side for either housing or industry. We have lost too many valleys in Calderdale.
General comment		Village envelopes need to be shown on the maps.

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Written comments submitted at event	1	Windfall sites identified by SHLAA, which currently have no status in contributing to housing land supply (if without a valid planning permission), need to be identified in map form at neighbourhood level within the context of the allocations DPD. Otherwise there will be a tendency to over allocate land for development, and inherently, this will lead to a greater level of support for the take up of larger allocations, they being more attractive to developers and more implementable. Larger allocations would in all likelihood be greenfield located on the edge of the urban area. Their release for development would have a greater level of impact on the environment and be less sustainable than were dependence on supply placed more firmly on small windfall sites in future year to be prejudiced. A level playing field is needed in the assessment process regarding the options available in providing housing land supply. Demoting small windfalls purely in the SHLAA data base will mask the real potential that exists. It is suggested known and recorded windfalls should be shown within a series of background insets that identify small sites below 0.1ha. Calderdale should follow this approach
Written comments submitted at event		Housing policy wording should make reference in the context of phased release of greenfield sites, to a general "support in particular for those proposals that advance a development package linked with regeneration of brownfield site(s) within the urban area". Without such pro active planning policy support, greenfield sites will undoubtedly be developed, but in all probability a reduced level of interest in regenerating underused/vacant/degraded land and buildings will follow. The suggestion made would make release of greenfield land more sustainable.
		50 houses should be spread around not concentrated no more than 10 per development. 3 areas - Triangle/Keboyd - Barkisland - Ripponden/Rishworth. No greenfield if possible i.e. preference to brownfield. Ripponden already has had major development.
After the event 0607	Claude Hellowell Ltd, Thorpe Garage, Ripponden	Of all the sites listed in the area of Triangle - this might make sense as a development location. Depending on the density – since it is currently used for Freight. Assuming all aspects are carefully assessed including the flood risk?
After the event 1924	Land off Oak Hill, Rochdale Road, Triangle	This site does not appear appropriate for development, amongst other things the impact on the area and the wildlife would be great . I suggest this sites would make more sense as open space for the community and the wildlife that use them. I note that two sites 01924 & 01925 are in the category HIA , however this appears to suggest they could be developed at some point? This appears contradictory given the debate regarding development of the Triangle Inn, which is next to 01925

Existing site Number	Address	Comment
After the event 1925	Land off Rochdale Road, Triangle	This site does not appear appropriate for development, amongst other things the impact on the area and the wildlife would be great . I suggest this sites would make more sense as open space for the community and the wildlife that use them. I note that two sites 01924 & 01925 are in the category HIA , however this appears to suggest they could be developed at some point? This appears contradictory given the debate regarding development of the Triangle Inn, which is next to 01925
After the event 1926	Lower Breck Farm, Rochdale Road, Triangle	This site does not appear appropriate for development, amongst other things the impact on the area and the wildlife would be great . I suggest these sites would make more sense as open space for the community and the wildlife that use them.
After the event	General comment	In general each the above sites –appear to be isolated, risk increasing traffic and have very limited services. Meaning that the impact would be greater than other locations.
After the event	General comment	I understand that the expected figure for dwellings in the Ripponden area is 50 excluding those already with PP. The group hopes that this will be a defining figure (give or take a few) and that the call for sites will not allow more to be added if numbers fall back elsewhere.
After the event	General comment	The group would like to see figures for possible individual dwellings in the Mill Bank area ,and how this accords with green belt policy .
After the event	General comment	The group is concerned that permissions could be given within the Ryburn valley, in the Green Belt, thus spoiling the essentially rural aspect and green corridor nature of the valley.
After the event	General comment	On a more general note, the group feels that the next 10 years could see an intolerable strain on Calderdale's infrastructure . Given that the area has achieved a tremendous growth in house building, especially on brown field sites, and that once built upon the site cannot be recovered, we wonder if the projections for population are a local one or an extrapolation from national ones
After the event	General comment	in summary- the group feels that the rural nature of the area west of Halifax should be protected as much as possible, especially Green Belt and valleys. The worst scenario would be if in 30-40 years W Yorkshire became one gigantic conurbation with few green areas in between.